

When recorded return to:

Jeremiah J. Swihart and Syann M. Swihart  
8278 Reece Ave  
Lyman, WA 98263SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1898

Jun 01 2020

Amount Paid \$2185.63

Skagit County Treasurer

By Marissa Guerrero Deputy

**STATUTORY WARRANTY DEED**

GNW 20-5406

THE GRANTOR(S) Roy W. Swihart and Amy J. Swihart, husband and wife, 9419 Soren Rd, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jeremiah J. Swihart and Syann M. Swihart, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

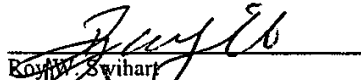
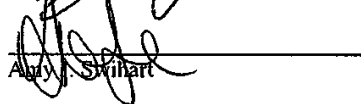
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:

Lots 4-5, Block 2, CENTRAL ADDITION TO THE TOWN OF LYMAN

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P74555 and P74554

Dated: 6-1-20  
Roy W. Swihart  
Amy J. Swihart

STATE OF WASHINGTON  
COUNTY OF SKAGIT

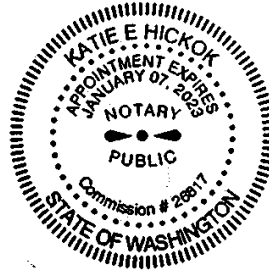
I certify that I know or have satisfactory evidence that Roy W. Swihart and Amy J. Swihart is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 1st day of June, 2020

  
Signature

Notary  
Title

My appointment expires: 1-7-23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 8278 Reece Ave, Lyman, WA 98263  
Tax Parcel Number(s): P74555 and P74554

**Property Description:**

Lots 4 and 5, Block 2, "CENTRAL ADDITION TO THE TOWN OF LYMAN", as per plat recorded in Volume 4 of Plats, page 2, records of Skagit County, Washington.

**EXHIBIT B**

20-5406-KH

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named CENTRAL ADDITION TO THE TOWN OF LYMAN recorded February 7, 1912 as Auditor's File No. Vol. 4 of Plats, Page 2.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-5406-KH

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